

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 8:30 am.
Wednesday, July 08, 2015

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Ken Brust, Chairperson of the Clark County Rural Zoning Commission of Clark County Ohio, calls the meeting to order at 8:30 am.

Present: Mr. Ken Brust, Mr. Wayne Leis, Mr. Pete Lane, Mr. John Hays, Mr. Bob Jurick and Mr. Jon Hostasa

Absent: None

Chairperson Brust explains how the meeting will be held.

Chairperson Brust asks if there are any comments regarding the minutes. Hearing none, he asks for a motion to approve the minutes.

RZC:7-15-2015: Minutes ~ June 10, 2015 ~ Regular Meeting

Motion by Mr. Leis, seconded by Mr. Lane, to approve the minutes as presented.

VOTE: Yes: Mr. Leis, Mr. Lane, Mr. Brust, Mr. Jurick and Mr. Hays

No: None

Motion carried unanimously.

Z-2015-07~ Rezoning ~ Property Owner/Applicant: Harold Logsdon ~ Location 10291 Plattsburg Road ~ Harmony Township ~ 12.55 acres from R-2 to A-1

Mr. Neimayer stated that the subject property, PID #130-08-00010-401-002, consists of 12.55 acres and is currently zoned R-2 (Low Density Single-Family Residence District). Mr. Logsdon, current owner, plans to use the property for agricultural purposes. Hence, the rezoning request from R-2 to A-1. The property has been zoned R-2 since 1984. Mr. Neimayer also stated that previously, the subject property was used as a school in the Plattsburg area. A large portion of the property has Kokomo Soils, a poorly drained soil type, and would make residential (subdivision) development of the property unlikely.

Mr. Neimayer stated that the CROSSROADS Land Use Plan identifies the subject area in Harmony Township as *"Agriculture/Rural Residential"*: *"Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agriculture/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres – gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils)"*.

Mr. Neimayer stated that rezoning the subject property to A-1 is appropriate for the Applicant's intended use of the property and consistent with the large-sized lots to the west also zoned A-1. Therefore, Staff recommends the Applicant's request to rezone the subject property from R-2 to A-1 be approved as presented.

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Mr. Neimayer also stated that the County Planning Commission (CPC) met on July 1, 2015 to review this rezoning case. Following discussion, the CPC passed a motion to recommend to the Rural Zoning Commission that the Applicant's request to rezone the subject 12.55 acres from R-2 to A-1 be approved as presented.

Mr. Neimayer asked if there were any questions from the Board.

Mr. Jurick asked if without this rezoning would the owner be prevented from growing crops on the property.

Mr. Neimayer stated no.

Mr. Jurick asked what the motivation was to rezone is there a problem being zoned R-2.

Mr. Neimayer stated that there has been some discussion in the past month and taking into consideration what the intended use will be it would be best to rezone the property to A-1.

Mr. Jurick asked if there was anything under the R-2 that would not allow them to do what they are doing.

Mr. Neimayer stated that based on the fact that the property is over five acres no.

Chairperson Brust asked if there were any further questions.

Chairperson Brust asked if anyone would like to speak on behalf of the application.

Mr. Harold Logsdon, whose address is 10291 Plattsburg Road, stated that he purchased the property about six years ago. He has hauled about six or seven dumpster loads of tires and debris that people have dumped in the past on the property. The school will be removed as it is far beyond repair. Currently there are about five acres of soybeans and after the school is down that will allow us more area for agriculture.

Chairperson Brust asked if there were any further questions.

Mr. Jurick stated that he was still confused and wondered what the advantage was of going through the trouble to change to Agricultural zoning.

Mr. Logsdon stated that basically he is just trying to get the property rezoned and make a little money off of it with crops and maybe have a small retirement off of it.

Mr. Jurick asked if the current R-2 designation keeps Mr. Logsdon from doing that.

Mr. Logsdon stated that he would like to have a mini-farm and would love to own about 10,000 acres but that will not happen.

Mr. Jurick asked if there was anything that would provide from getting FSA or other Agricultural income or support.

Mr. Logsdon stated that he did not understand the question.

Mr. Jurick stated that there are options like CAUV and other ways that one could have an advantage with the Agriculture. He stated that he was still confused as to why Mr. Logsdon would want to go

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through the expense of rezoning if it was possible to do what you are currently doing under your current zoning.

Mr. Logsdon stated that if the property were rezoned he could possibly make more money off of it and the tax base would be lowered.

Mr. Jurick asked if the appraisal value would change due to the rezoning.

Mr. Logsdon stated that is correct and that he just wants to clean up the property and use for Agricultural purposes.

Chairperson Brust asked if there were any other questions from the Board. There were none. There was no one else in the audience to speak.

Chairperson Brust hearing no further questions asked for a motion.

RZC: 7-16-2015: Z-2015-07: Rezoning ~ Property Owner/Applicant: Harold Logsdon ~ Location 10291 Plattsburg Road ~ 12.55 acres from R-2 to A-1

Motion by Mr. Hays, seconded by Mr. Jurick, to recommend **Approval** of rezoning case #Z-2015-07 from R-2 to A-1 as presented.

VOTE: Yes: Mr. Hays, Mr. Jurick, Mr. Leis and Mr. Lane

No: None

Motion carried unanimously.

Staff Comments

Mr. Neimayer states the next scheduled meeting is Wednesday, August 12, 2015.

Adjournment

RZC: 7-17-2015: Adjournment

Motion by Mr. Hays, seconded by Mr. Lane, to adjourn.

VOTE: Motion carried unanimously

The meeting was adjourned at 8:45 am.

Mr. Ken Brust, Chairperson

Mr. Thomas A. Hale, Secretary